

For-sale

LOTTS CREEK LODGE

Montgomery County | \$1,800,000 | 129 acres



Property Details

Lotts Creek Lodge is an extraordinary 129-acre recreational retreat located in Montgomery County, Georgia, amongst the Oconee River Corridor. Combining exceptional improvements, outstanding hunting, and premier fishing opportunities, this turnkey property offers a first-class escape for families, sportsmen, and outdoor enthusiasts alike.

Address

1370 GA Hwy 56
Mt Vernon, Georgia 30445
Montgomery County

Improvements:

The improvements at Lotts Creek Lodge are second to none, offering exceptional comfort, convenience, and functionality.

At the heart of the property sits a beautiful 2,549-square-foot lodge featuring three bedrooms, three and a half baths, and a spacious loft with two additional beds. The lodge showcases beautiful wood craftsmanship throughout, custom tile showers, stainless steel appliances, and numerous high-end finishes. An expansive rear porch overlooks Lotts Creek, providing a peaceful setting to relax while enjoying the abundant wildlife that frequents the creek bottom.

Just off the back porch is a fully equipped cookhouse complete with an oven, built-in BBQ pit, refrigerator, and freezer, which will be perfect for entertaining family and guests after a day outdoors.

Equipment storage is ample with a large red iron metal building featuring enclosed storage, a roll-up door, and two covered wings capable of housing tractors, ATVs, implements, and additional equipment. A large grain bin with a built-in auger is also in place to support the property's extensive wildlife management program. A second barn includes a fully equipped skinning shed with a walk-in cooler, while one side features livestock pens and the opposite side houses a chicken coop. An additional covered pole barn provides even more storage for equipment and implements.

Replacing the improvements found at Lotts Creek Lodge today would require a

tremendous investment, making this property an exceptional value for the next Owner.

Recreational & Hunting:

Lotts Creek Lodge has been intensively managed for trophy whitetail deer under Quality Deer Management (QDM) principles. Nearly 20 acres of strategically located food plots are established throughout the property, all connected by an excellent internal road system that provides easy access to every corner of the farm. A well-maintained half-mile gravel entrance road leads directly to the lodge. There are in the neighborhood of 50+ planted fruit and nut bearing trees planted around the property for additional forage and attraction.

The property's hunting opportunities extend far beyond deer. Waterfowl hunters will appreciate the established plantable and floodable duck impoundment, which has produced outstanding morning hunts over the years. Wild turkeys are frequently encountered throughout the property, where ideal nesting, brooding, and roosting habitat supports a healthy population. Equally impressive is the strong native bobwhite quail population, with coveys commonly heard and seen across the property.

Fishing at Lotts Creek Lodge is exceptional. Seven stocked ponds, which are all spring fed offer outstanding angling opportunities for largemouth bass, bluegill, shellcracker, and warmouth. Texas Hunter trophy feeders are positioned on nearly every pond to enhance fish growth and management. A large dock and gathering area overlooking the main pond creates an ideal setting for family gatherings and evenings by the water.

Every food plot and staging area has been thoughtfully equipped with premium hunting infrastructure, including Muddy and Sad Daddy condo box blinds, Texas Hunter spin feeders, Boss Buck tube feeders, and additional wildlife management equipment. The current owners have spared no expense in creating a truly turnkey hunting property.

An established dove field has been successfully planted in previous seasons and is supported by a center-pivot irrigation system supplied by a 4-inch well with a 5-horsepower pump, providing consistent water for productive fields.

Lotts Creek Lodge also features just under one mile of frontage along scenic Lotts Creek. The creek bottom provides outstanding bedding cover, travel corridors, and roosting habitat for the diverse wildlife that calls the property home, while also adding tremendous natural beauty to the landscape.

Whether you're searching for a premier hunting property, a family retreat, or a private getaway to enjoy the outdoors, Lotts Creek Lodge offers an exceptional combination of luxury improvements, proven wildlife management, and outstanding recreational opportunities. Properties of this caliber rarely become available.

Schedule your private tour today and experience everything Lotts Creek Lodge has to offer.

Property Photos



FOUNDER/OWNER

JASON T. WILLIAMS

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